



## ST. MARY'S COUNTY MARYLAND

Christine L. Kelly, Treasurer

P.O. Box 642, Leonardtown, MD 20650

301-475-4200 extension 3300

TAX YEAR

2021

## REAL ESTATE TAX BILL

07/01/21 TO 06/30/22

IT IS THE TAXPAYER'S RESPONSIBILITY TO FORWARD THE TAX BILL TO THEIR LENDING INSTITUTION FOR PAYMENTS.

No partial payments accepted. Failure to receive tax bill does not excuse payment of taxes, interest or penalty.

Statement Date: 06/04/2023

02-177981

VILLA BLUE HOMES LLC  
18395 HERRING CREEK DR  
TALL TIMBERS MD 20690

## Legal Description

LOT 500-11  
BLOCK 4  
PINEY POINT SHORES  
MAP:065A GRID:00 PARCEL:0000  
LIBER:04599 FOLIO:0475

## Premise Address

45400 SAINT GEORGES AVE

\*Non Principal\*

Taxable County Assessment			INTEREST PAYMENT SCHEDULE				CONSTANT YIELD TAX RATE
Taxable State Assessment			PAYMENT AMOUNT SHOWN FOR MONTH OF PAYMENT				County Tax Rate = \$.8478
							CYTR = \$.829
TYPE	RATE	AMOUNT	MONTH	YEAR	INTEREST	PAYMENT	NO SECOND PAYMENT NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. FOR A COPY OF YOUR TAX RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE.
COUNTY	0.8478	614.09	Jun	2022	63.42	828.88	
STATE	0.1120	81.12	Jul	2022	71.08	836.54	
FIRE	0.0560	40.56	Aug	2022	78.72	844.18	
RESCUE	0.0170	12.31	Sep	2022	86.39	851.85	
SUPP	0.0240	17.38	Oct	2022	94.04	859.50	
			Nov	2022	101.69	867.15	
			<div>Additional Payment Options <a href="http://www.stmarysmd.com/treasurer/taxes/merchant.asp">www.stmarysmd.com/treasurer/taxes/merchant.asp</a> or by phone toll-free 1-833-424-0200 Direct Pav free of charge or Credit Card 2.5%</div>				IMPORTANT: See notes on reverse side
							Note: \$276.34 or 45% represents the St. Mary's County Public School System share of the FY2022 General fund Budget.
TOTAL ANNUAL TAXES		765.46	101149 • To qualify for semi-annual payments your property must be designated as PRINCIPAL RESIDENCE with any assessment or COMMERCIAL				

PAYMENT OPTIONS ARE AVAILABLE AT [www.stmarysmd.com/treasurer/taxes](http://www.stmarysmd.com/treasurer/taxes) or 1-833-424-0200**2<sup>nd</sup> SEMI-ANNUAL PAYMENT** – There will be **NO reminder notice**ST. MARY'S COUNTY  
MARYLANDChristine L. Kelly, Treasurer  
P.O. Box 642, Leonardtown, MD 20650

TAX YEAR	DUE DATE	ACCOUNT NUMBER
2021	N/A	02-177981

VILLA BLUE HOMES LLC  
18395 HERRING CREEK DR  
TALL TIMBERS MD 20690

Amount of SERVICE FEE included

N/A

2 <sup>ND</sup> SEMI-ANNUAL AMOUNT DUE
N/A

**2<sup>ND</sup> SEMI-ANNUAL PAYMENT (IF ELIGIBLE)**

PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK TO ENSURE PROPER CREDIT

**Make checks payable to: St. Mary's County Treasurer**PAYMENT OPTIONS ARE AVAILABLE AT [www.stmarysmd.com/treasurer/taxes](http://www.stmarysmd.com/treasurer/taxes) or 1-833-424-0200ST. MARY'S COUNTY  
MARYLANDChristine L. Kelly, Treasurer  
P.O. Box 642, Leonardtown, MD 20650**ANNUAL or 1<sup>ST</sup> SEMI-ANNUAL PAYMENT** – Please circle appropriate payment amount

TAX YEAR	DUE DATE	ACCOUNT NUMBER
2021	09/30/2021	02-177981

VILLA BLUE HOMES LLC  
18395 HERRING CREEK DR  
TALL TIMBERS MD 20690

1 <sup>ST</sup> SEMI-ANNUAL AMOUNT DUE	ANNUAL AMOUNT DUE
	See Schedule

**1<sup>ST</sup> SEMI-ANNUAL PAYMENT (IF ELIGIBLE) OR FULL ANNUAL AMOUNT**

PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK TO ENSURE PROPER CREDIT

**Make checks payable to: St. Mary's County Treasurer**PAYMENT OPTIONS ARE AVAILABLE AT [www.stmarysmd.com/treasurer/taxes](http://www.stmarysmd.com/treasurer/taxes) or 1-833-424-0200

## LEGEND OF TAX TYPES

AGRD	- Agricultural Credit	HTCD	- State Homeowner Tax Credit	SMCD	- St. Mary's Senior Matching Credit
BRF	- Bay Restoration Fund	KC2	- Kingston Creek Waterway #2	STATE	- State Tax
COUNTY	- County Tax	KCW	- Kingston Creek Waterway	STCD	- Senior "CAP" Tax Credit
ESW	- Environmental/Solid Waste Fee	NEXB	- Expanding Business Credit	STCM	- Senior Tax Credit Misc.
ETZN	- Enterprise Zone Exemption	PTCR	- Pilot Program Credit	SUPP	- Support Services
FIRE	- Fire Tax	RESCUE	- Rescue Squad Tax	VWE	- The Villa on Waters Edge
GCD	- Golf Course Drive	SHS	- Southampton Sub	65D	- 65-10 Senior Tax Credit
HPS	- Holly Point Shore Erosion				

## IMPORTANT NOTICES TO PROPERTY OWNERS

**ASSESSMENT INFORMATION:** The State Department of Assessments & Taxation determines the taxable assessment of your real property. For more information, please contact the State Department of Assessments & Taxation at (301) 880-2901.

**TAX RECEIPT:** Your canceled check can be your receipt. However, if a validated receipt is desired, please return the entire bill with a self-addressed stamped envelope and we will be happy to mail your receipt to you.

**UNPAID PRIOR YEAR TAXES DUE:** Bills representing prior years due should be paid first. Payment of this bill for current taxes will not prevent legal action if taxes for prior years are unpaid. Please contact the Treasurer's Office to obtain your payment amount. (301) 475-4200 extension \*3300

**STATE HOMEOWNERS' TAX CREDIT:** The State of Maryland Homeowners' Tax Credit Program provides property tax credits for homeowners of all ages who qualify on the basis of income compared to their property tax bill. For further information or an application form, call the State Department of Assessments & Taxation at (800) 944-7403. The state deadline for filing applications for the state credit is September 1<sup>st</sup>.

**STATE VETERAN'S EXEMPTION:** There is complete exemption from real property taxes on the dwelling house owned by disabled veterans or their surviving spouses where there is a service-connected disability which is 100% disabling & permanent in character. Qualified individuals will still be responsible for paying any fees. For further information, contact the State Department of Assessments & Taxation at (301) 880-2901.

**65-10 ST. MARY'S COUNTY SENIOR TAX CREDIT:** To qualify for this credit upon your dwelling you must be at least 65 years of age as of July 1<sup>st</sup> of the tax year in which the application is submitted, and have a household taxable net income equal to or less than \$80,000, the assessed value of your principal residence in St. Mary's County must be less than \$400,000 and have dwelled in your principal residence for at least 40 years or you must be a U. S. Military retiree. The deadline is September 1<sup>st</sup>. Application must be submitted each year.

**ST. MARY'S COUNTY SENIOR "CAP" TAX CREDIT:** To qualify for this credit upon your dwelling, you must be a Senior Citizen (70) years old or older as of July 1<sup>st</sup> of the tax year in which the application is submitted, and have a household taxable net income equal to or less than \$80,000. The deadline is September 1<sup>st</sup>. Application must be submitted each year.

**ST. MARY'S COUNTY MATCHING SENIOR TAX CREDIT:** To qualify for the credit upon your dwelling you must receive the State Homeowners' Tax Credit and you must be a Senior Citizen, of at least 70 years old as of July 1<sup>st</sup> of the tax year in which the application is submitted. Application must be submitted each year.

**REFUND POLICY:** Refunds for an account that equal \$100 or less will be applied to the account's balance for the following tax year. If you require a refund to be sent to you, please make your request in writing to the St. Mary's County Treasurer via email at [christy.kelly@stmarysmd.com](mailto:christy.kelly@stmarysmd.com) or US mail at St. Mary's County Treasurer, P.O. Box 642, Leonardtown, MD 20650.

**CONSTANT YIELD TAX RATE:** For this taxable year the actual real property tax rate is .8478 which is different from the constant yield tax rate. The rate is .0188 more than the constant yield tax rate and will produce in real property tax revenues \$2,470.454 more than would be produced by the constant yield tax rate.

**BAY RESTORATION FUND:** Governor Robert L. Ehrlich, Jr. proposed and the Maryland General Assembly has found that the Chesapeake Bay has experienced a decline in water quality due to over enrichment of nutrients. On May 26, 2004, Governor Ehrlich signed into law Senate Bill 320 that established the Bay Restoration Fund ("BRF"). Senate Bill 320, codified in 2004 Laws of Maryland Chapter 428, requires owners of wastewater treatment plants to collect a monthly fee from their users, effective January 1, 2005. Legislation now requires effective July 1, 2012 that users of on-site sewage disposal systems or holding tanks pay a fee of Sixty Dollars (\$60.00) per user per year. Users of public sewer will be billed by MetCom. If you have a line on your tax bill labeled "BRF," you are being billed this latter amount (\$60.00 per year) because State and County records indicate that your property has at least one user of an on-site sewage disposal system or holding tank and your property is subject to the fee. Your payment of the BRF fee is to be paid to the State by the County and used by the State to upgrade onsite systems and implement cover crops to reduce nitrogen leading to the Bay.

**ENVIRONMENTAL AND SOLID WASTE FEE:** On May 15, 2007, the Board of St. Mary's County Commissioners adopted the Environmental and Solid Waste Fee (Ordinance No. 2007-04) payable by persons who own improved residential property in St. Mary's County. "Residential property" is all improved property that is residentially zoned and contains one or more dwelling units. This includes, but is not limited to, a single-family home, a duplex, a triplex, a four-plex, an apartment building, a mobile home and/or trailer, condominium, a town house, a cooperative housing unit, or a residential building on a perma-lease. Written requests for appeal of this fee shall be made to the Office of the County Treasurer and must be received by December 31<sup>st</sup> of the year in which it is due. An appeal may only be granted under the following circumstances: Administrative or clerical errors, number of units inaccurate or a dwelling unit was (1) uninhabitable, or (2) demolished as of January 2 of the year in which the fee is due. The burden is on the property owner to provide convincing evidence to the County in order to have the appeal considered. ESW Fee is \$96.57 per dwelling unit.